119.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,100 / 756,100
					USE VALUE:	756,100 / 756,100
					ASSESSED:	756,100 / 756,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUCCILLO DIANNE
Owner 2:	
Owner 3:	
Street 1:	31 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD JAMES/NANCY/TRS -
Owner 2:	FITZGERALD FAMILY TRUST -
Street 1:	31 LORRAINE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .254 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11075.000	229,500		526,600	756,100
Total Card	0.254	229,500		526,600	756,100
Total Parcel	0.254	229,500		526,600	756,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 625.91 /Parcel: 625.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77026

GIS Ref

GIS Ref

Insp Date 09/04/18

!9258!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,500	0	11,075.	526,600	756,100		Year end	12/23/2021
2021	101	FV	220,900	0	11,075.	526,600	747,500		Year End Roll	12/10/2020
2020	101	FV	220,900	0	11,075.	526,600	747,500	747,500	Year End Roll	12/18/2019
2019	101	FV	189,100	0	11,075.	534,100	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	188,800	0	11,075.	398,700	587,500	587,500	Year End Roll	12/20/2017
2017	101	FV	188,800	0	11,075.	361,100	549,900	549,900	Year End Roll	1/3/2017
2016	101	FV	188,800	0	11,075.	346,000	534,800	534,800	Year End	1/4/2016
2015	101	FV	187,800	0	11,075.	293,400	481,200	481,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:44:59

LAST REV

Date	Time
09/25/18	14:24:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD JAME	37103-437		11/20/2002		379,000	No	No		
FITZGERALD JAME	32333-353		2/1/2001	Family	99	No	No		
KEPLIN WALTER	31574-98		7/3/2000		290,000	No	No		
KEPLIN WALTER	26674-23		9/17/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2004	1180	Siding	21,120					VINYL SIDING & 3 V
10/13/1998	714	Manual	1,000					FILL IN POOL

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
3/28/2009	Meas/Inspect	201	PATRIOT
9/13/2005	OWNR INFO	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
4/1/2003	MLS	MM	Mary M
9/24/2000	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
2/14/2000	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77026
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11075		Sq. Ft.	Site		0	70.	0.68	5									526,573						526,600	

Total AC/HA:	0.25425	Total SF/SM:	11075	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	526,573	Spl Credit		Total:	526,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAUPE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	134.652
Other Features:	69000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282000
Depreciation:	52452
Depreciated Total:	229548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

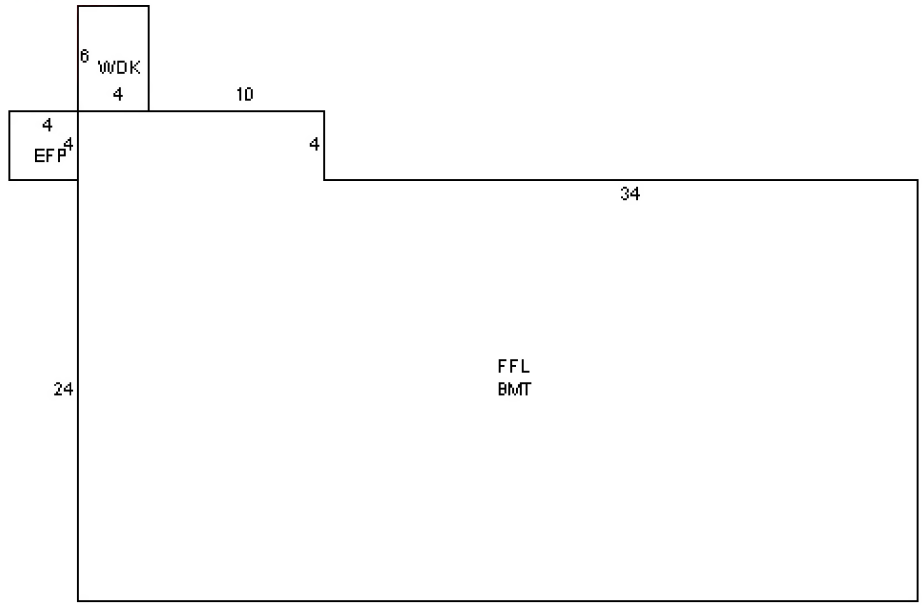
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.65
Special Features:	0	Val/Su Net:	93.44
Final Total:	229500	Val/Su SzAd	189.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,208	40.400	48,798
FFL	First Floor	1,208	134.650	162,660
WDK	Deck	24	15.960	383
EFP	Enclos Porch	16	72.410	1,159

Net Sketched Area:	2,456			Total:	213,000
Size Ad	1208	Gross Area	2456	FinArea	1208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

119.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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